



CITY OF TUCSON PLANNING & DEVELOPMENT SERVICES

Sign Code Advisory & Appeals Board
255 W. Alameda Street
Mayor and Council Chambers
Tucson, AZ 85701

NOTICE OF DECISION

Case No. S-09-10
3146 E. Grant Road
\$3 Detail Center

Public Hearing:

December 16, 2009

Board Members Present:

Mark Jones, Leigh Robinson, Jim Ayres, Roger Sliker, Jim Hannley, Mike Finkelstein, Steve Shell

Staff Present:

Heather Thrall, Tom McMahon, Sue Montes, Glenn Moyer, Sue James

Owner:

Richard Spreiser/Oscar Diaz

Applicant:

Brad Welch, Monster Signs

Speakers:

Brad Welch, Richard Spreiser

Chapter 3, Article VIII, Nonconforming Signs and Change of Use, Section. 3-97.A. Any nonconforming sign may continue to be utilized as long as the occupancy of the use within the structure remains the same. When a use changes from one occupancy category to another, all signs shall be brought into conformance with the provisions of this chapter.

As proposed, the applicant's request requires the following variance:

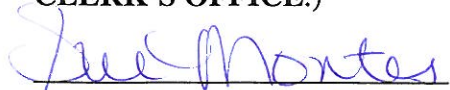
- 1) To Section 3-97.A, to utilize the existing nonconforming pole sign on the site, despite change of occupancy class, without having to remove the sign or try to alter it to come into conformance with the Sign Code.

Mr. Hannley made a motion to deny the requested variance, seconded by Mr. Ayres. Motion passes 4-3.

DECISION – VARIANCE DENIED: The Board denied this case as presented due to the fact that the variance would result in a special privilege to the property.

IMPORTANT NOTICES: (1) IN CASES GRANTED THAT REQUIRE A SIGN PERMIT, PERMIT MUST BE SECURED FROM THE DEVELOPMENT SERVICES DEPARTMENT (DSD) WITHIN 180 DAYS FROM THE DATE OF THIS MEETING. THE DSD DIRECTOR MAY GRANT AN ADDITIONAL 180 DAYS EXTENSION FOR GOOD CAUSE. (2) THE DECISION OF THE BOARD MAY BE APPEALED TO THE MAYOR AND COUNCIL BY FILING AN APPEAL WITH THE CITY CLERK WITHIN 15 DAYS AFTER THE DECISION OF THE BOARD, OR BY FILING A COMPLAINT FOR SPECIAL ACTION IN THE SUPERIOR COURT WITHIN 30 DAYS AFTER THE DECISION OF THE BOARD.

(A CASSETTE RECORDING OF THIS MEETING IS AVAILABLE UPON REQUEST AT THE CITY CLERK'S OFFICE.)



Sue Montes
Secretary
Development Services Department